# Grassy Creek at Mt. Harris Owners Assoc., Inc.
## Income & Expense Budget

| 2025 Grassy Creek Budget | 2022 Actual | 2023 Actual | 2024 Forecast | 2024 Budget | 2025 Budget |
|---|---|---|---|---|---|
| **OPERATING** | | | | | |
| **Income** | | | | | |
| **Association Operating Fees** | 50,000.00 | 42,000.00 | 42,000.00 | 42,000.00 | 42,000.00 |
| **Grazing Lease Income** | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| **DRB Fines** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Income** | 51,000.00 | 43,000.00 | 43,000.00 | 43,000.00 | 43,000.00 |
| **Expense** | | | | | |
| **Assoc Administration/Mgmt** | 7,010.00 | 7,525.00 | 8,000.00 | 8,000.00 | 8,500.00 |
| **License / Reg Fees** | 39.00 | 40.00 | 68.00 | 53.00 | 69.00 |
| **HOA Insurance** | 2,475.00 | 2,569.00 | 2,871.00 | 2,825.90 | 2,957.13 |
| **Misc Admin: Supplies, Software, Posta** | 418.54 | 397.00 | 412.25 | 400.00 | 428.25 |
| **Consulting Fees** | 2,200.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Accounting-Tax Prep** | 300.00 | 450.00 | 350.00 | 350.00 | 350.00 |
| **Legal** | 3,420.38 | 464.00 | 578.00 | 1,000.00 | 1,000.00 |
| **Total Admin Exp** | 15,862.92 | 11,445.00 | 12,279.25 | 12,628.90 | 13,304.38 |
| **Repairs and Maintenance** | | | | | |
| **Gate / Fence Repair** | 843.25 | 3,672.09 | 0.00 | 2,000.00 | 2,000.00 |
| **Gate Electricity** | 901.47 | 1,064.56 | 1,091.15 | 1,150.00 | 1,150.00 |
| **Grazing Lease Exp** | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| **Road Maint & Erosion Control** | 0.00 | 18,557.50 | 17,025.00 | 17,000.00 | 17,000.00 |
| **Snow Removal** | 1,116.50 | 1,076.25 | 1,657.71 | 2,000.00 | 2,000.00 |
| **Sign Acqiuisition / Repair** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Weed Spraying / Mowing** | 7,000.00 | 7,000.00 | 7,000.00 | 7,000.00 | 7,000.00 |
| **Total Repairs and Maintenance** | 10,861.22 | 32,370.40 | 27,773.86 | 30,150.00 | 30,150.00 |
| **Total Expense** | 26,724.14 | 43,815.40 | 40,053.11 | 42,778.90 | 43,454.38 |
| **Net Operating Income/(Loss)** | 24,275.86 | -815.40 | 2,946.89 | 221.10 | -454.38 |
| **CAPITAL** | | | | | |
| **Other Income** | | | | | |
| **Interest Income** | 173.85 | 2,362.87 | 2,653.92 | 750.00 | 1,000.00 |
| **Reserve Dues** | 10,000.00 | 10,000.00 | 10,000.00 | 10,000.00 | 18,000.00 |
| **Reserves Used for Cap Project** | 0.00 | 0.00 | 27,317.80 | 0.00 | 1,000.00 |
| **Total Other Income** | **10,173.85** | **12,362.87** | **39,971.72** | **10,750.00** | **20,000.00** |
| **Other Expense** | | | | | |
| **CapEx: Road Improvement** | 0.00 | 0.00 | 27,317.80 | 0.00 | 1,000.00 |
| **Add'l Cap Res Contribution** | 50,000.00 | 20,000.00 | 5,000.00 | 0.00 | 0.00 |
| **Capital Reserve Contribution** | 10,000.00 | 10,000.00 | 10,000.00 | 10,000.00 | 18,000.00 |
| **Total Other Expense** | **60,000.00** | **30,000.00** | **42,317.80** | **10,000.00** | **19,000.00** |
| **Net Other Income** | **-49,826.15** | **-17,637.13** | **-2,346.08** | **750.00** | **1,000.00** |
| **Net Income** | **-25,550.29** | **-18,452.53** | **600.81** | **971.10** | **545.62** |